Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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	2/40 Vickers Street, Sebastopol Vic 3356
Including suburb or	·
locality and postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$440,000 &	\$460,000
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Median sale price

Median price	\$410,000	Pro	perty Type	Townhouse		Suburb	Sebastopol
Period - From	24/10/2022	to	23/10/2023		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	1/68 Grant St SEBASTOPOL 3356	\$450,000	08/06/2022
2	2/213 Kossuth St SEBASTOPOL 3356	\$440,000	11/07/2023
3	18 Domain Gdns SEBASTOPOL 3356	\$440,000	09/05/2022

OR

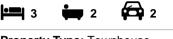
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	24/10/2023 20:29









Property Type: Townhouse **Agent Comments**

Indicative Selling Price \$440,000 - \$460,000 **Median Townhouse Price** 24/10/2022 - 23/10/2023: \$410,000

Comparable Properties



1/68 Grant St SEBASTOPOL 3356 (REI/VG)

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Price: \$450,000 Method: Private Sale Date: 08/06/2022

Property Type: House (Res)

Agent Comments



2/213 Kossuth St SEBASTOPOL 3356 (REI/VG) Agent Comments





Price: \$440,000 Method: Private Sale Date: 11/07/2023 Property Type: House Land Size: 432 sqm approx



18 Domain Gdns SEBASTOPOL 3356 (REI/VG) Agent Comments

Price: \$440.000

Method: Private Sale Date: 09/05/2022 Property Type: House (Res) Land Size: 327 sqm approx

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